

011.A

0001

0211.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

224,900 / 224,900

USE VALUE:

224,900 / 224,900

ASSESSED:

224,900 / 224,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

## OWNERSHIP

Unit #: 211

Owner 1:	TEEHAN MARGARET M & EDWARD R J
Owner 2:	
Owner 3:	

Street 1: 2 RUSSETT RD

Street 2:

Twn/City: BEDFORD

St/Prov: MA Cntry: Own Occ: N

Postal: 01730 Type:

## PREVIOUS OWNER

Owner 1: TEEHAN MARGARET M -

Owner 2: -

Street 1: 60 PLEASANT ST UNIT 211

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	224,900			224,900		148879
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17



## USER DEFINED

Prior Id # 1:	148879
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	218,900	0	.	.	218,900	218,900	Year End Roll	12/18/2019
2019	102	FV	185,800	0	.	.	185,800	185,800	Year End Roll	1/3/2019
2018	102	FV	155,500	0	.	.	155,500	155,500	Year End Roll	12/20/2017
2017	102	FV	145,400	0	.	.	145,400	145,400	Year End Roll	1/3/2017
2016	102	FV	145,400	0	.	.	145,400	145,400	Year End	1/4/2016
2015	102	FV	132,000	0	.	.	132,000	132,000	Year End Roll	12/11/2014
2014	102	FV	116,300	0	.	.	116,300	116,300	Year End Roll	12/16/2013
2013	102	FV	116,300	0	.	.	116,300	116,300		12/13/2012

## Parcel ID

011.A-0001-0211.0

!1070!

## PRINT

Date	Time
12/10/20	16:44:42

## LAST REV

Date	Time
10/11/17	14:19:57

danam

1070

## SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes
TEEHAN MARGARET		67203-219		5/5/2016	Convenience		1	No	No		
GRUBIS MICAH JE		62926-59		11/14/2013			157,000	No	No		
		18573-125		9/1/1987			84,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
10/31/2000										Hearing Chag	201	PATRIOT
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																				
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																								
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:																											
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																											
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																											
Frame: 2	- Steel			1/2 Bath: 1	Rating:																											
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																											
Sec Wall: 1	%			OthrFix: 1	Rating:																											
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																								
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1							# Units: 1																
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O								
View / Desir: P	- Poor			Frl: 1	Rating:			Other																								
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:			Upper																								
Grade: C	- Average			<b>CONDOS INFORMATION</b>				Lvl 2																								
Year Blt: 1971	Eff Yr Blt:			Location: S	- Side			Lvl 1																								
Alt LUC:	Alt %:			Total Units:				Lower																								
Jurisdct:	Fact: .			Floor: 2	- 2nd Floor			Totals	RMs: 1	BRs: 1	Baths: 1	HB																				
Const Mod:				% Own: 0.903699994				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																				
Lump Sum Adj:				Name: 16 - 6031				Exterior:	No Unit			RMS	BRS	FL																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1			1	1	0																		
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																								
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																								
Sec Int Wall: 1	%			Economic:				Baths:																								
Partition: T	- Typical			Special:				Plumbing:																								
Prim Floors: 4	- Carpet			Override:				Electric:																								
Sec Floors: 1	%			Total: 28.8 %				Heating:																								
Bsmnt Flr:				<b>CALC SUMMARY</b>				General:	1			1	1																			
Subfloor:				Basic \$ / SQ: 320.00				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>																
Bsmnt Gar:				Size Adj: 1.75786161				Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
Electric: 3	- Typical			Const Adj: 0.75682443											GLA	Gross Liv Ar	477	425.730	203,071													
Insulation: 2	- Typical			Adj \$ / SQ: 425.726																												
Int vs Ext: S				Other Features: 32667																												
Heat Fuel: 3	- Electric			Grade Factor: 1.00																												
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.34000003																												
# Heat Sys: 1				NBHD Mod:																												
% Heated: 100				LUC Factor: 1.00																												
Solar HW: NO	Central Vac: NO			Adj Total: 315889																												
% Com Wall:	% Sprinkled:			Depreciation: 90976																												
				Depreciated Total: 224913								WtAv\$/SQ: 224900			AvRate: 471.49	Ind.Val: 471.49																
												Juris. Factor: 0			Before Depr: 570.47																	
												Special Features: 0			Val/Su Net: 471.49																	
												Final Total: 224900			Val/Su SzAd: 471.49																	
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 011.A-0001-0211.0												<b>IMAGE</b>																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>													
More: N				Total Yard Items:				Total Special Features:				Total:																				